
Z-2560
TARBERT PROPERTIES, LLC
R1 & NB TO I3

Addendum
February 18, 2014

Staff and two members from the Dayton Town Council met with MacAllister Machinery officials (the local plant manager and corporate legal counsel) on Friday, February 14th to discuss the details involving this rezoning request. The issues range from the completion of planned streets in the area and reconfiguring MacAllister's purchase of additional land to a potential update of Dayton's land use plan. Some of the highlights are summarized below.

The original subdivider of Shorter Commercial Subdivision (fronting on SR 38) did not finish the platting or public improvement process. As a result, Hine Drive now abruptly ends in a stub street and the detention pond south across Hine Drive that is used by MacAllister and other nearby properties, is on unplatted land. MacAllister, working with the land owner, will be investigating who has a legal right to use the drainage basin. Having the land owner at the table for these discussions is key.

It was discussed that MacAllister could expand to the east and north, rather than just north. If this were to occur, the Clifty Falls extension (from Deerfield Farms) would be more likely to occur. In turn, MacAllister has promised that it would rezone some of this land back to either R1 or another appropriate zoning district based on the existing or amended ***Dayton Land Use Plan***. In any event, MacAllister promised it would not go forward with any development until the owner is at the table with APC and the town to discuss these matters.

Staff urged the Dayton Town Council members to adopt a resolution asking the APC to revisit Dayton's ***Plan Amendment*** so that it better reflects the existing conditions and appropriately guides future land development. Until such time, staff must support the existing adopted plan and recommend against more Industrial zoning in the area, a position staff conveyed to the petitioner at Friday's meeting.

STAFF RECOMMENDATION:
Denial